This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1023596 **DEEDWARR**
07/07/2023 10 06 18 AM 2 pgs
Fees $13 00 Taxes $6,993 00

20230707-0051967

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,890,000 00

Affiant

Subscribed and sworn before me this the 22 day of June, 2023

Notary Public
My commission expires

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
The Tamara M Ward Mattos And John V Mattos Trust 20 Rutledge St #707 Nashville, TN 37210	New Owner	093-11-0G 707 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JEFFREY S PORTER, UNMARRIED AND DONATO J TRAMUT, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TAMARA MARIE WARD-MATTOS TRUSTEE AND JOHN V MATTOS TRUSTEES OF THE TAMARA M WARD MATTOS AND JOHN V MATTOS TRUST, DATED JANUARY 31, 2020, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Unit No 707, as established by the Amended and Restated Master Deed or Declaration of City Lights Condominiums of record as Instrument No 20220816-0092835, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Amended and Restated Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 706 as shown on Garage Level 4 as set forth in Exhibit C to said Amended and Restated Master Deed, and Storage Unit 707 as shown on Condo Level 7 as set forth in Exhibit C to said Amended and Restated Master Deed

Being the same property conveyed to Donato J Tramuto and Jeffrey S Porter, by Special Warranty Deed dated 08/26/2019, from Rutledge Development, LLC, a Tennessee limited liability company, of record in Instrument No 20190827-0086372, in the Register's Office of Davidson County, Tennessee

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 20 Rutledge St #707, Nashville, TN 37210

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my hand this the 22 day of June, 2023

Jeffrey S Porter

Donato J Tramut

STATE OF ME

COUNTY OF York

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffrey S Porter and Donato J Tramut, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 22 day of June, 2023

My commission expires
5/13/25

Notary Public

SHEILA L SPECKIN
NOTARY
PUBLIC
My Comm Exp
May 13, 2025
MAINE